



# City of Carmel

## CARMEL PLAN COMMISSION MEETING AGENDA

**TUESDAY, AUGUST 18, 2009**

**Time & Location:** 6 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

### **Agenda Items:**

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements & Department Concerns**
- H. Public Hearings**

- 1H. Docket No. 09050023 Z: Rezone, Old Meridian & Main.** The applicant seeks approval to rezone the southwest corner of Old Meridian St. & Main St. from OM/SU-Old Meridian District Special Use to OM/MU-Old Meridian District Mixed Use. The site is located at 12960 Old Meridian St. Filed by Matt Worthley for the Carmel Redevelopment Commission.
- 2-4H. Docket No. 09060012 PP Amend: CW Wiedler's Sub-Division, lots 69-71 (Blackwell Park)**  
The applicant seeks primary plat amendment approval to create 8 lots and 1 Common Area from 3 lots on 2.2 acres. The applicant also seeks these subdivision waiver requests:  
**Docket No. 09060013 SW SCO Ch. 6.03.04-05 extension of stub street**  
**WITHDRAWN: Docket No. 09060014 SW - SCO Ch. 6.03.06 - road r/w width & cross-section**  
The site is located at 3rd Avenue NE & 3rd Street NE. The site is zoned R-2/Residence. Filed by Gregory Ilko of Crossroad Engineers, PC for Justin Moffett & Jeff Langston.
- 5H. Docket No. 09060011 DP/ADLS: Roberts Camera.** The applicant seeks site plan and design approval for a multi-tenant retail/office building. The site is located at 12773 Old Meridian St. just north of Grand Blvd. The site is zoned OM/MU – Old Meridian District Mixed Use Zone. Filed by Matt Griffin of Providence Commercial Partners, LLC (Buckingham Companies).
- 6H. (TABLED to SEPT. 15) Docket No. 09060007 Z: Rezone, 146th & Cherry Tree**  
~~The applicant seeks approval to rezone the southeast corner of 146<sup>th</sup> St. & Cherry Tree Rd. from S-1/Residence to B-1/Business (with limited land uses, and for a veterinary office). The site is located at 14590 Cherry Tree Rd. Filed by Juergen Sommer of Colliers Turley Martin Tucker.~~
- 7H. Docket No. 09070013 Z: Carmel SmartCode Rezone.** The applicant seeks to amend the Official Zoning map of Carmel and Clay Township to include the proposed SmartCode. The area included in the rezone is north of 116<sup>th</sup>, east of US 31, and west of Keystone Avenue. The zones

to be added to the zoning map include T1/Natural Zone, T2/Rural Zone, T3-E/Sub-Urban Estate Zone, T3-L/Sub-Urban Large Lot Zone, T3/Sub-Urban Zone, T4/General Urban Zone, T5/Urban Center Zone, T6/Urban Core Zone, and SD/Special District. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

## **I. Old Business**

### **1I. (Might be heard tonight-- subject to Subdivision Committee action)**

**Docket No. 09050010 OA: Carmel SmartCode.** Adopt *Article 3: CARMEL SMARTCODE* as part of Carmel City Code, Chapter 10: Zoning & Subdivisions. The SmartCode contains new development regulations that will be in effect for the area of Carmel north of 116<sup>th</sup> Street and bounded by US 31 and Keystone Ave. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

### **2-3I. (Might be heard tonight-- subject to Subdivision Committee action)**

**Docket No. 09040007 PP Amend: D Wilkinson's Addition, Lots 13-15 (Rangeline Commercial):** The applicant seeks primary plat amendment approval to create 5 lots from 3 and also seeks the following waiver: **Docket No. 09040008 SW SCO § 6.05.01: lot with < 50-ft** The site is located at 411,421,431 N Rangeline Rd. It is zoned B-5/Business within the Historic Rangeline Subarea of the Old Town Overlay. Filed by Steve Schutz of I.E. Investments, LLC.

### **4-5I. Docket No. 09050022 ADLS: Meridian & Main Medical Office Building (Parcel 4)**

The applicant seeks design approval for a medical office building and surgery center and also seeks the following zoning waiver:

**Docket No. 09060008 ZW ZO Ch. 23B.08.05.B: maximum first floor gross floor area** The site is located northeast of 131<sup>st</sup> St. & US 31 and is zoned B-6/Business within the US 31 Overlay. Filed by James Browning of Browning Investments, Inc.

### **6I. (Might be heard tonight-- subject to Subdivision Committee action)**

**Docket No. 09070002 OA: Exterior Lighting:** The applicant seeks to Amend Chapter 8: Standards of Required Improvements of the Subdivision Control Ordinance, Chapter 19: B-8/Business District, Chapter 20G: Old Meridian District, Chapter 23B: U.S. Highway 31 Corridor Overlay Zone; Chapter 23C: U.S. Highway 421 – Michigan Road Corridor Overlay Zone, Chapter 23D: Old Town District Overlay Zone, Chapter 23E: Home Place District Overlay Zone, Chapter 23F: Carmel Drive – Range Line Road Overlay Zone, Chapter 23H: Monon Greenway Overlay Zone, and Chapter 25: Additional Use Regulations of the Zoning Ordinance in order to consolidate and modify exterior lighting regulations/requirements. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

## **J. New Business**

### **1J. Docket No. 09060015 ADLS: Hamilton Crossing West, Bldg 5 - ITT Parking Expansion**

The applicant seeks site plan approval for a parking lot expansion. The site is located at 13000 N Meridian St. and is zoned B-2/Business within the US 31 Overlay. Filed by Jon Sheidler of Woolpert for ITT Educational Services, Inc.

## **K. Adjournment**